118.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,000 / 681,000
					USE VALUE:	681,000 / 681,000
					ASSESSED:	681,000 / 681,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY PAUL M--ETAL	
Owner 2:	MC CARTHY KATHLEEN E	
Owner 3:		
Street 1:	285 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,604 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1977, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5604.000	269,300		411,700	681,000
Total Card	0.129	269,300		411,700	681,000
Total Parcel	0.129	269,300		411,700	681,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.36 | /Parcel: 496.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 76562

GIS Ref

GIS Ref

Insp Date 08/31/18

!9212!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,400	0	5,604.	411,700	681,100	681,100	Year End Roll	12/18/2019
2019	101	FV	219,300	0	5,604.	417,600	636,900	636,900	Year End Roll	1/3/2019
2018	101	FV	219,300	0	5,604.	311,700	531,000	531,000	Year End Roll	12/20/2017
2017	101	FV	219,300	0	5,604.	282,300	501,600	501,600	Year End Roll	1/3/2017
2016	101	FV	219,300	0	5,604.	270,500	489,800	489,800	Year End	1/4/2016
2015	101	FV	215,400	0	5,604.	229,400	444,800	444,800	Year End Roll	12/11/2014
2014	101	FV	215,400	0	5,604.	217,600	433,000	433,000	Year End Roll	12/16/2013
2013	101	FV	215,400	0	5,604.	207,000	422,400	422,400		12/13/2012

PRINT

Date	Time
12/10/20	23:43:01

LAST REV

Date	Time
09/11/18	15:34:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13288-155		1/1/1978			No	No		N

USER DEFINED

Prior Id # 1:	76562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	BS	Barbara S
1/6/2009	Meas/Inspect	294	PATRIOT
2/15/2000	Meas/Inspect	264	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5604		Sq. Ft.	Site		0	70.	1.05	5									411,686						411,700	

Total AC/HA: 0.12865 | Total SF/SM: 5604 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,686 | Spl Credit | Total: 411,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98703003
Adj $ / SQ:	179.886
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361993
Depreciation:	92670
Depreciated Total:	269323

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

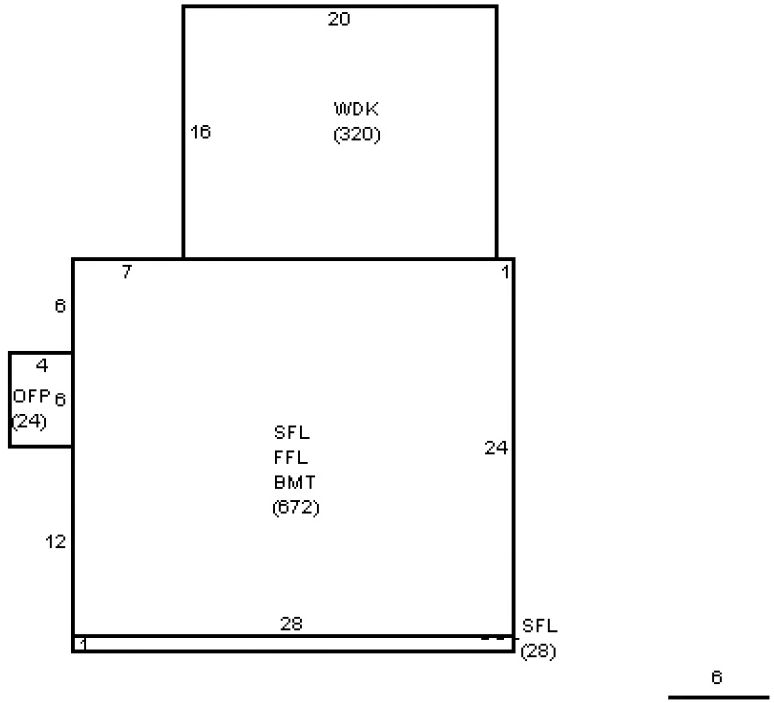
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.89
Special Features:	0	Val/Su Net:	112.77
Final Total:	269300	Val/Su SzAd	196.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	179.890	125,920
BMT	Basement	672	53.970	36,265
FFL	First Floor	672	179.890	120,884
WDK	Deck	320	9.010	2,882
OFP	Open Porch	24	43.430	1,042

Net Sketched Area:	2,388	Total:	286,993
Size Ad	1372	Gross Are	2388	FinArea	1372
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc